

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 311 Ocean Ave		Owner: Cheverus E. & Zhouli		Phone: 774-6238		Permit No <b>9 80844</b>	
Owner Address: 267 Ocean Ave 04103		Lessee/Buyer's Name: N/A		Phone:		Business Name:	
Contractor Name: Kidder Building & Wrecking, Inc.		Address: 247 Main St Plaistow, NH 03865		Phone: (603)382-1422		Permit Issued: <b>PERMIT ISSUED</b> AUG - 4 1998 <b>CITY OF PORTLAND</b>	
Past Use: Dwelling/Sheds/Greenhouse Retail Business		Proposed Use: Vacant Land		COST OF WORK: \$ 19,900.00		PERMIT FEE: \$ 120.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Demo Use Group: Type: BOCAGE	
Proposed Project Description: Demolish Structures				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 156-F-002	
Permit Taken By: NG		Date Applied For: 31 July 1998		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Signature: Date:		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

8829

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT		ADDRESS:		DATE: 31 July 1998		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

2

NG/TR

COMMENTS

9/9/98 Bldg Demol - grade is only rough finished @  
does not comply w/ Sect 110 & 3310 BOCA Act - will contact owner

9/15/98 - Mike Komick - Chevons Bus Mfg Called - Bids are out  
for grading, framing etc - Expect to start within 30 days -  
part of this will become a parking lot (see attached letter J. Gray  
→ M. Komick dated 9/1/98) the rest will be graded, framed and  
seeded R

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

# BUILDING PERMIT REPORT

DATE: 3 Aug, 1998 ADDRESS: 311 Ocean Ave. (156-F-002)  
REASON FOR PERMIT: Demolish Structures  
BUILDING OWNER: Cheverus High School  
CONTRACTOR: Kidder Building & Wrecking, Inc.  
PERMIT APPLICANT: \_\_\_\_\_  
USE GROUP Demo RAZING BOCA 1996 CONSTRUCTION TYPE \_\_\_\_\_

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*28 \*29.

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height

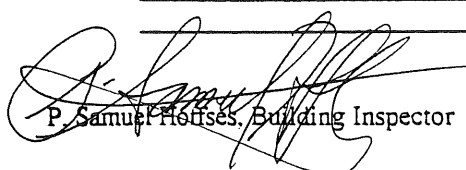
not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). ( Chapter M-16 )

\*28. Please read and implement the attached Land Use-Zoning report requirements.

\*29. Demolition shall meet the requirements of sections 7510.0 and 8310.0.

- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_



P. Samuel Hennes, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 311 Ocean Ave DATE: 8/3/98

REASON FOR PERMIT: Demolish Structures

BUILDING OWNER: Cheverus H.S. C-B-L: 156-F-2

PERMIT APPLICANT: \_\_\_\_\_

APPROVED: with conditions DENIED: \_\_\_\_\_

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This Land shall remain vacant. Any

change of use, including parking shall require a separate review (site plan review) and approval

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): <i>311 Ocean Avenue</i>			
Total Square Footage of Proposed Structures <i>21,073</i>		Square Footage of Lot <i>69,696</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>156</i> Block# <i>F</i> Lot# <i>2</i>		Owner: <i>Cheverus High School</i>	Telephone#: <i>207-774-6238</i>
Owner's Address: <i>267 Ocean Avenue Portland, ME 04103</i>		Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Cost Of Work:      Fee <i>\$ 19,900</i> <i>\$ 20</i>
Proposed Project Description:(Please be as specific as possible) <i>Demolition and removal of house sheds and greenhouses including two (2) boilers and chimney, concrete to be broken up and put in cellar holes, then capping with clean fill.</i>			
Contractor's Name, Address & Telephone <i>(603) 382-1422      247 Main Street Kidder Building &amp; Wrecking, Inc.      Plaistow, NH 03865</i>			Rec'd By <i>[Signature]</i>
Current Use: <i>Former greenhouse and store</i>		Proposed Use: <i>open space</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

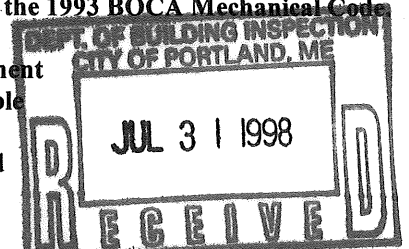
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>[Signature]</i>	Date: <i>7/30/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



Also: Supply photos!!!

City of Portland  
Inspection Services Division  
Demolition Call List

Site Address: 311 Ocean Avenue Owner: Cheverus High School  
Structure Type: Former greenhouses, home, and store Contractor: Kidder Building and Wrecking Inc.

Act #  
441203724

UTILITY APPROVALS	NUMBER	CONTACT NAME/DATE
Central Maine Power	1-800-750-4000	<u>Sylvia (Kewiston Cal. Ct.)</u> 7/31/98
NYNEX	878-7000	<u>Jim</u> 7/31/98
Northern Utilities	797-8002 <del>X8888</del> <sup>6232</sup>	<u>Mr. Corey</u> 7/31/98
Portland Water District	761-8310	<u>Dottie</u> 7/31/98
Public Cable Co. - Time Warner	775-3431 <sup>2381</sup> <del>3431</del> X257	<u>Van</u> 7/31/98
98310824 Dig Safe***	1-888-344-7233	<u>Fran</u> 7/31/98

\*\*\*(After call, there is a wait of 72 bus hrs before digging can begin)

CITY APPROVALS	NUMBER	CONTACT NAME/DATE
DPW/Sewer Division(J.DiPaolo)	874-8300 <del>X8707</del> <sup>8846</sup>	<u>Carol</u> 7/31/98
DPW/Traffic Division(K.Doughty)	874-8300 <del>X8437</del> <sup>8891</sup>	<u>Lucy</u> 7/31/98
DPW/Forestry Division(J.Tarling)	874-8300 <del>X8389</del> <sup>8383</sup>	<u>Jeff</u> 7/31/98
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>Carol</u> 7/31/98
Building Inspections(insp required)	874-8300 X8703	<u>Sherry; Arthur Rowe</u> 7/31/98
Historic Preservation	874-8300 X8726	<u>Debbie Archambault</u> 7/31/98
Fire Dispatcher	874-8300 X8676	<u>Mr. Plympton</u> 7/31/98

Written Notice to Adjoining Owners

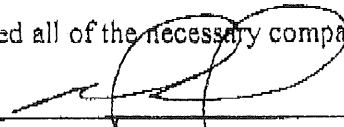
ASBESTOS	NUMBER	CONTACT NAME/DATE
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>(WSK) Mike Konick Ed Antz</u> 7/29/98

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:

Demo/Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED:

  
Michael S. Konick

DATE:

7/31/98

## SUBJECT MARKET ANALYSIS

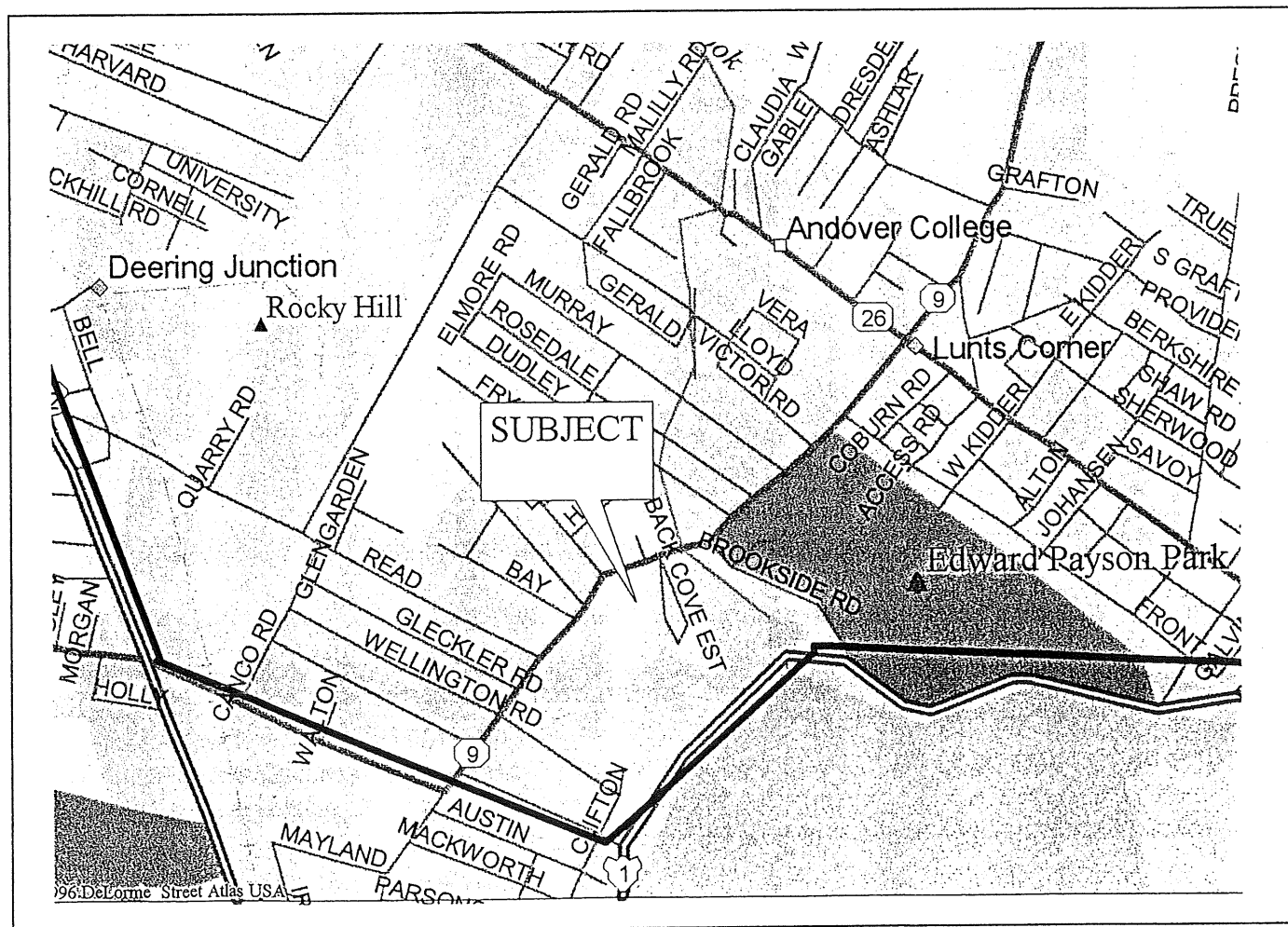
### Neighborhood Overview

In conducting an analysis of the various forces and factors which may affect the value of the subject property, it is important to consider the attributes of the neighborhood and/or district in which it is located. "A neighborhood is a group of complementary land uses." Also, "A district is a type of neighborhood that is characterized by homogeneous land use."<sup>1</sup>

Analysis of the social, economic, governmental and environmental forces prevalent within the subject neighborhood sets the stage from which this area of influence affects the value of the subject property. Therefore, it is necessary to identify and describe these forces and the physical boundaries of the local neighborhood.

An inspection was made of the area immediately surrounding the subject property. A review of various available mapping data was also made, inclusive of the USDA Soil Conservation Service maps, Federal Flood Insurance Rate Maps, Zoning Maps and local street maps. Reference is made to the attached photographs and maps which provide an overview of the locational influences that affect the subject properties.

### NEIGHBORHOOD MAP

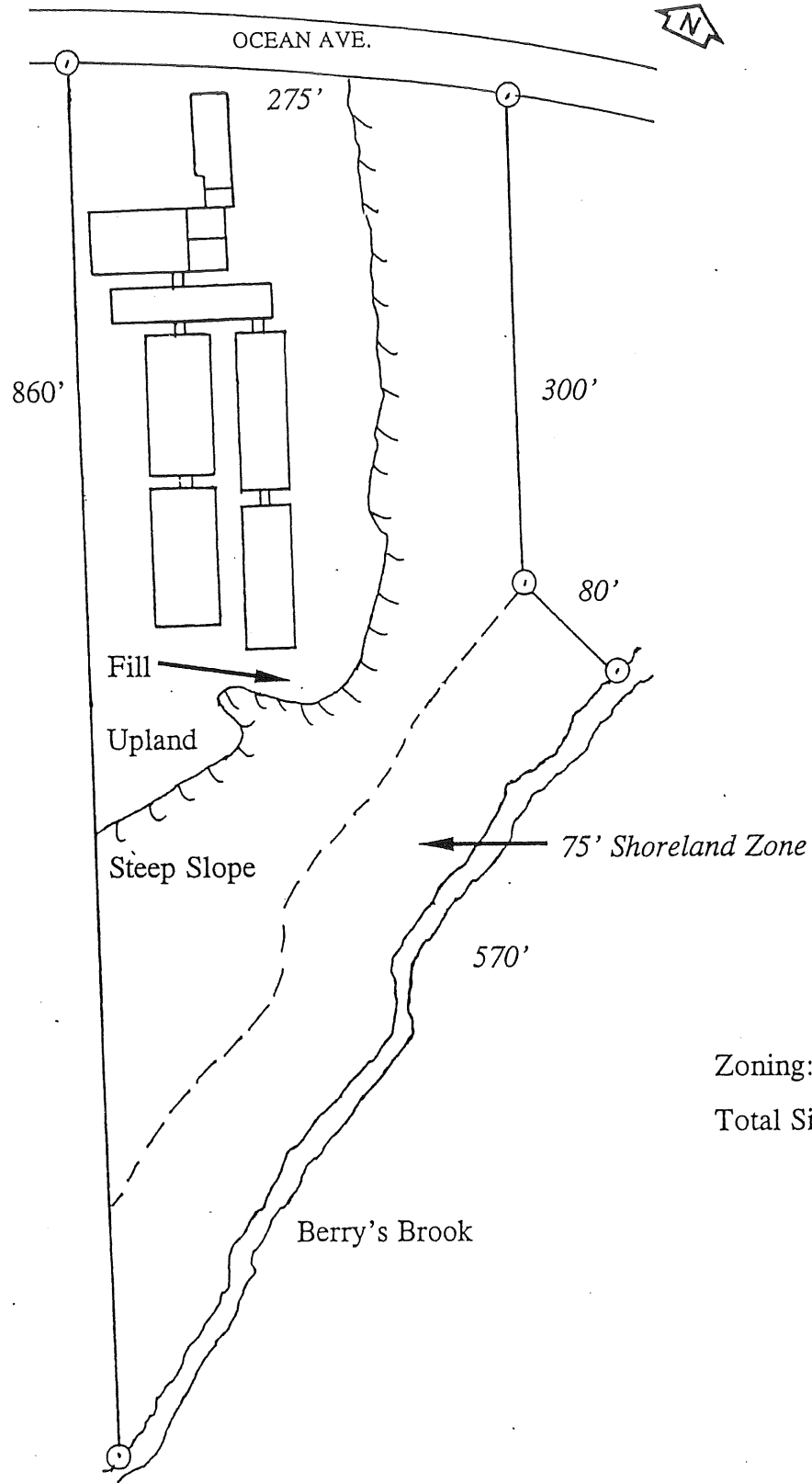


<sup>1</sup> Ibid.



**SUBJECT PROPERTY SITE PLAN**

(Approx. Scale: 1" = 110 Ft.)



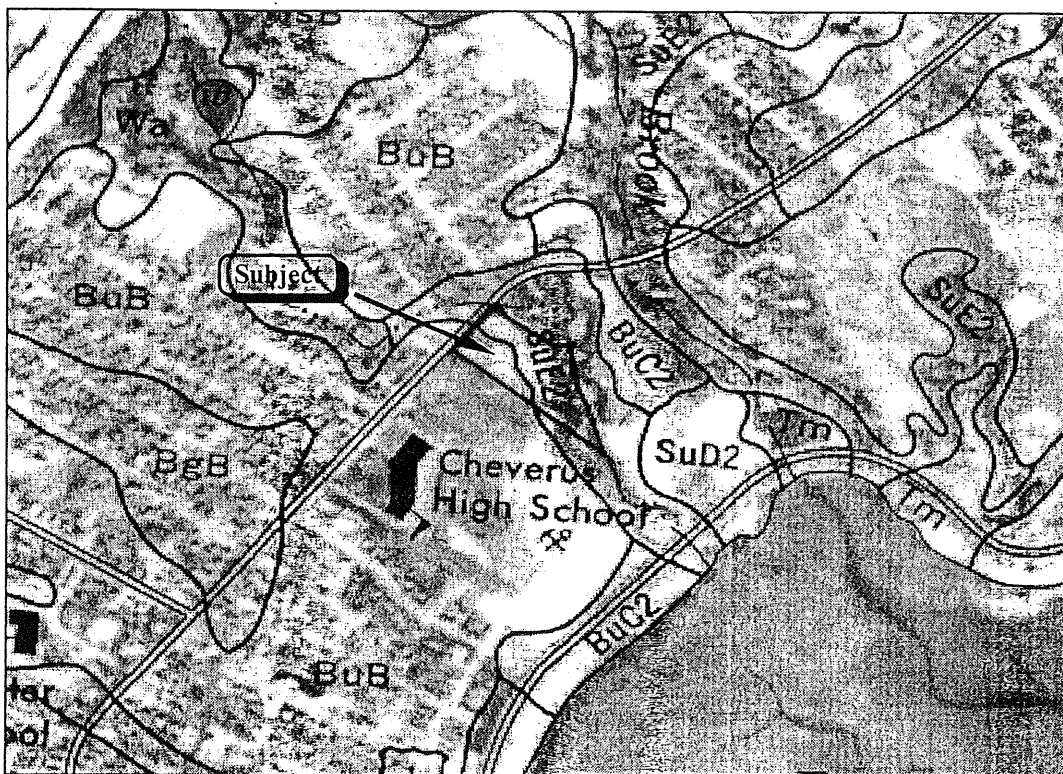
Zoning: R-3 Residential

Total Site: 4.2 AC

within 1' - 2.5' from the surface in the spring. Slopes are usually moderate, with the subject site being classified within the 3% - 8% category (3'-8' rise over a run of 100'). Buxton soils have severe limitations for most community development uses, due to the seasonal high water table.

Suffield silt loam soils are also composed of silt and clay materials, with a medium texture. Soil depth is typically five feet or more and this soil type is usually found along streams and rivers in coastal communities. The areas of Suffield soils on the subject property feature slopes of 25%-45%, which places very severe limitations on all forms of intensive land use. *For all practical purposes, the southerly and easterly parts of the property which have the Suffield silt loam soil type ( $2.4 \pm AC$ ) are rated as being unbuildable.*

### Soils Map



#### Utilities

City water, sewer, and storm drains are in place along the subject street frontage. Natural gas service is also available. Telephone, electricity, and cable TV services are extended to this area via overhead and/or underground lines.

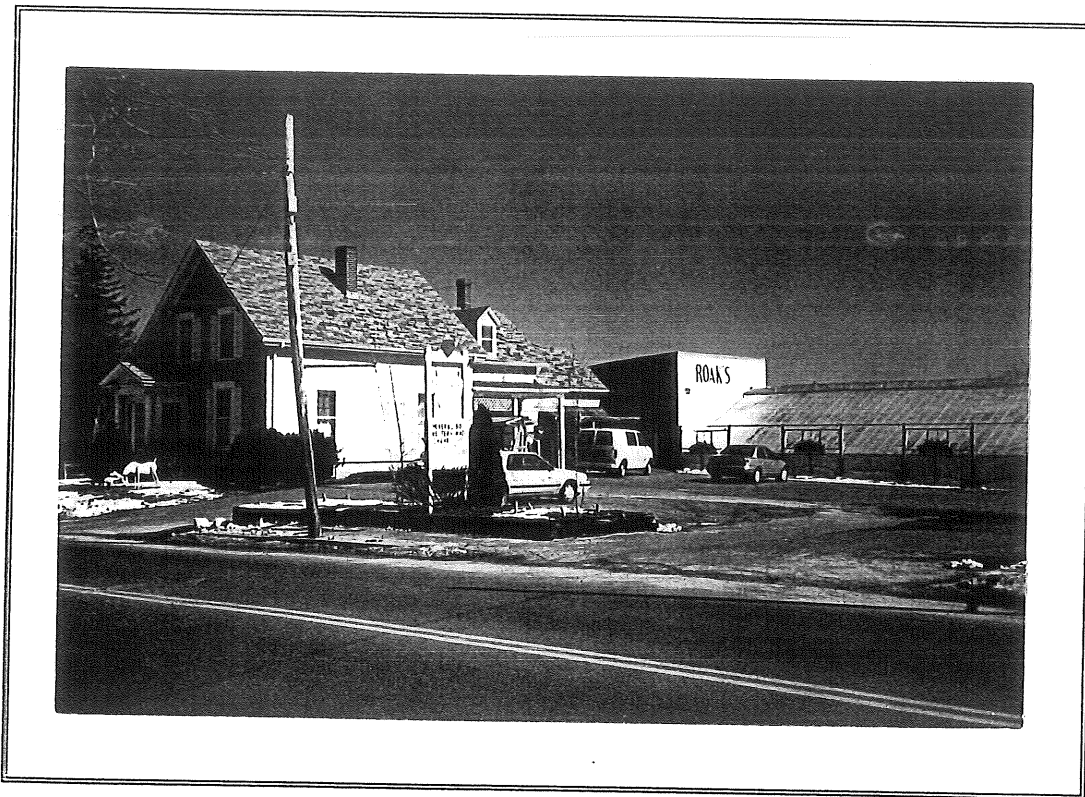
#### Easements

Based on review of the enclosed deed description, there are no easements or other outstanding rights affecting this property.

#### Functional Utility

The front part of the site is rated as having good functional utility, in that there is an adequate amount of street frontage, level to gently sloping terrain, and

## IDENTIFICATION OF THE SUBJECT REALTY

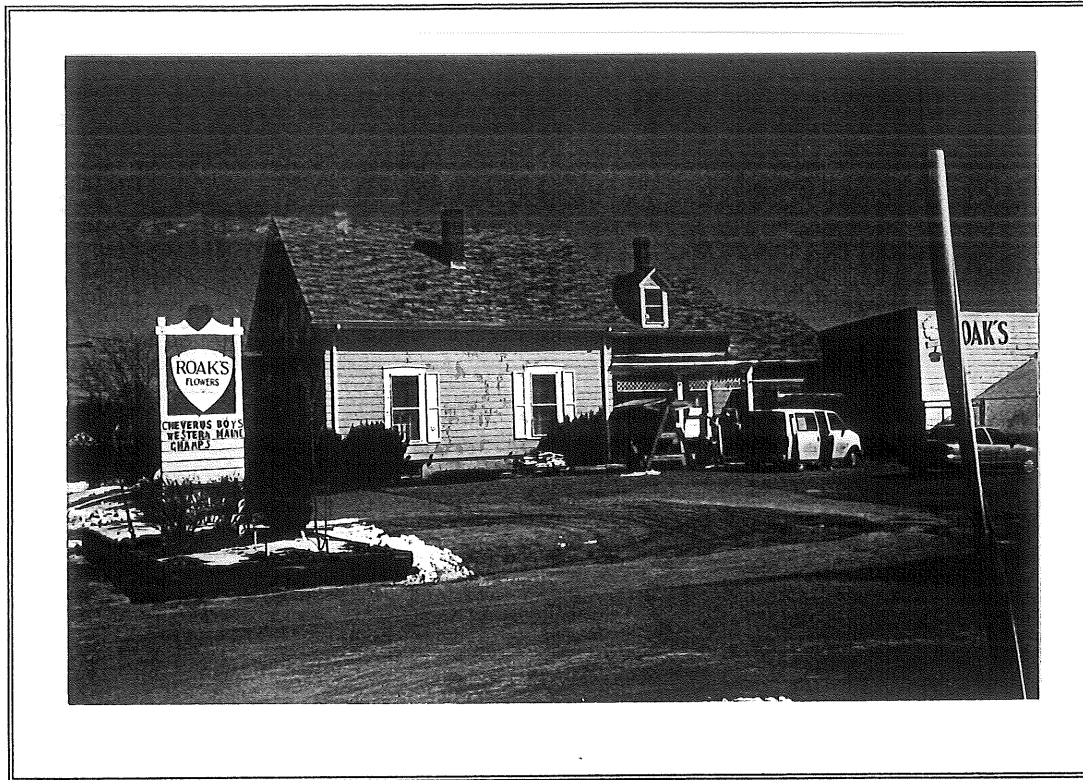


Roak's Seven Acre Greenhouses, Inc.  
311 Ocean Avenue - Portland, Maine

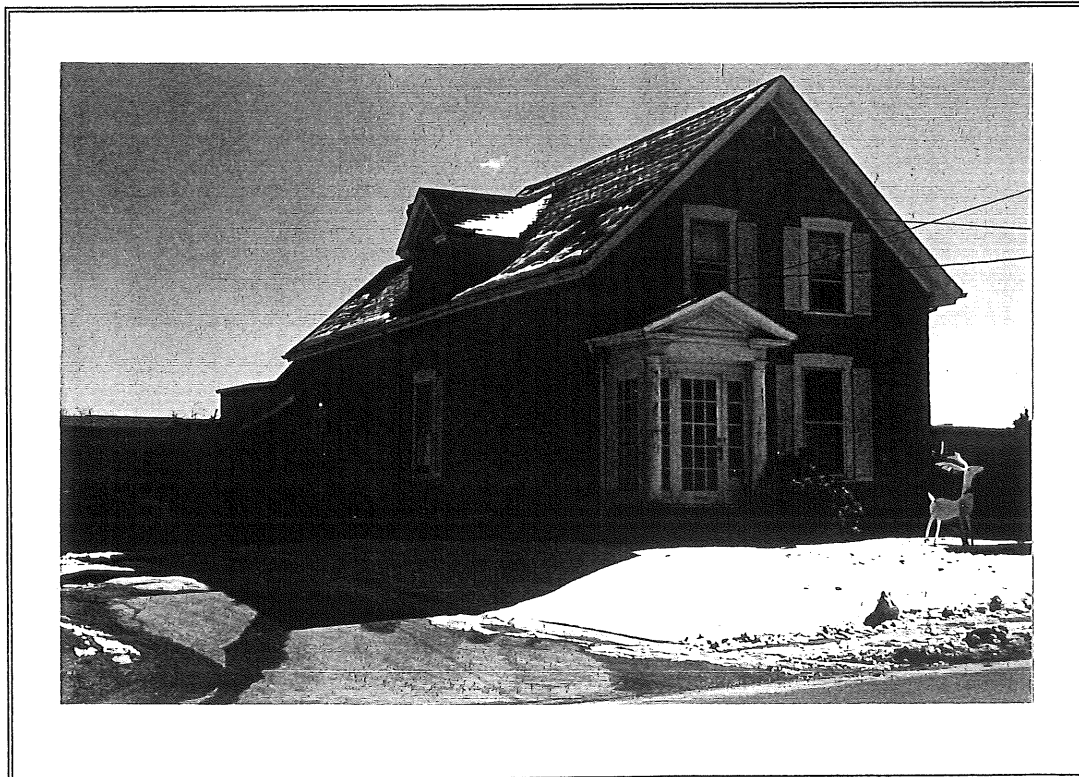
The subject property (the realty that is the subject of this report) consists of a  $4.2 \pm$  AC site improved with a single family dwelling, florist shop and numerous greenhouse buildings. Paved on-site parking is available along the westerly side of Greenhouse #1 and one additional curb cut facilitates on-site parking for the current tenants in the residence building.

The single family dwelling is a one and a half story wood frame building with full basement which was constructed around 1950. While some of the rooms have out-dated finish or fitup, the overall condition of the main building is considered to be good. The florist shop and the storage sheds connected to the dwelling have a poor overall condition rating. There is evidence of roof leaks, significant structural settlement and out-dated electrical systems. The greenhouses encompass a wide range of construction dates and condition ratings.

SUBJECT PHOTOGRAPHS

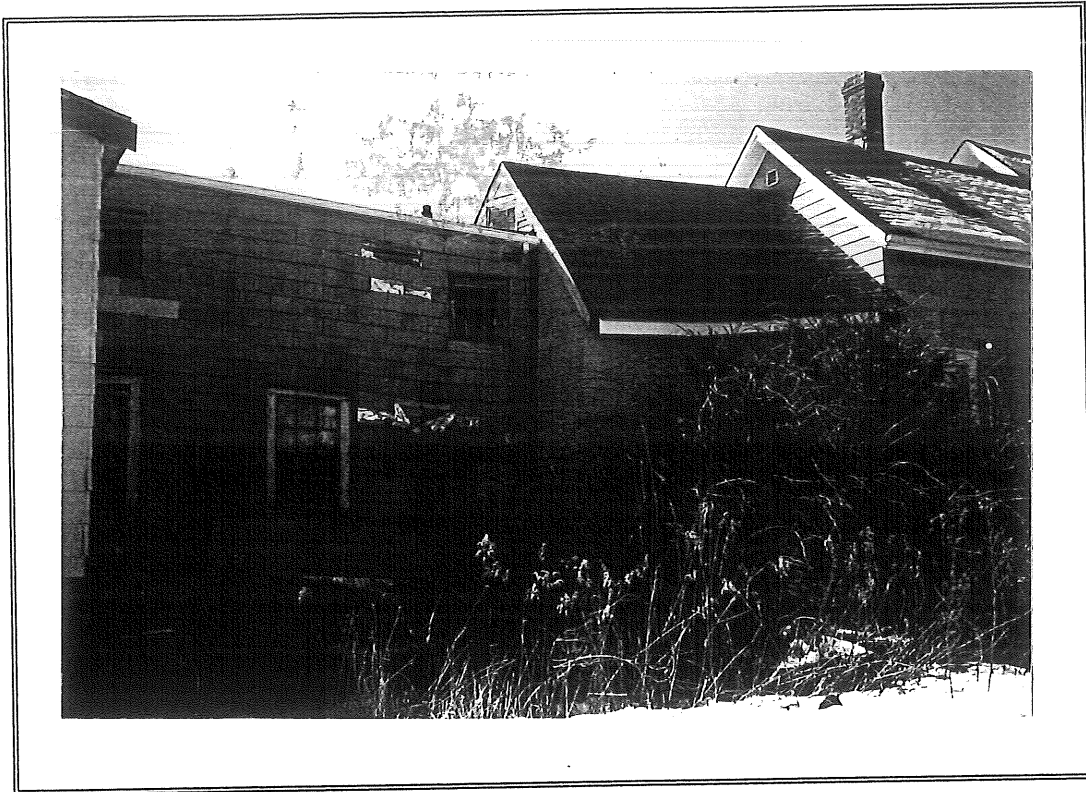


3. Front view of the dwelling along westerly side.

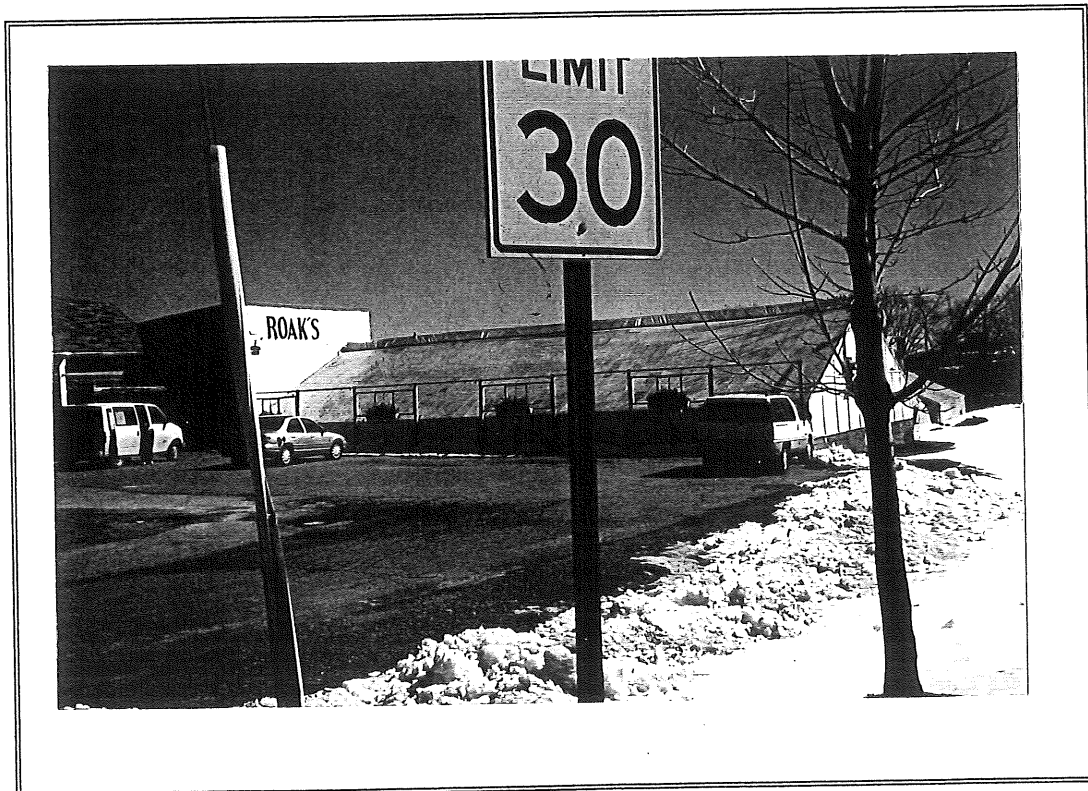


4. Front view of the dwelling along easterly side.

SUBJECT PHOTOGRAPHS

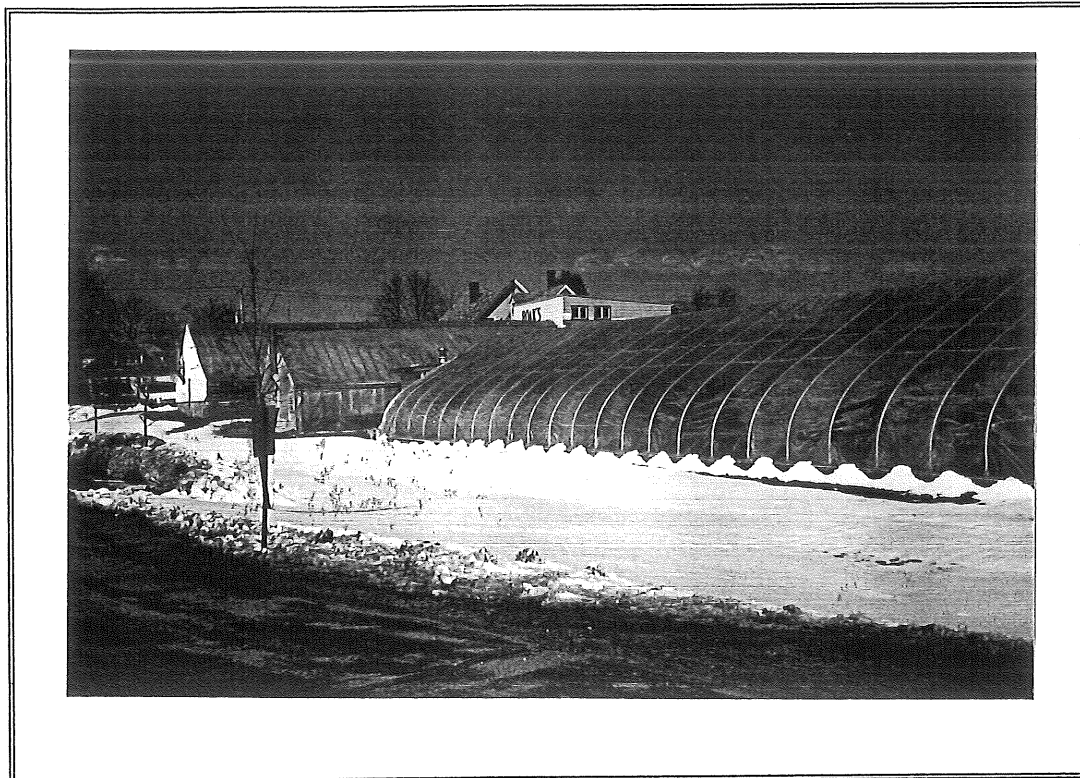


5. Attached sheds in poor condition which connect the dwelling to florist shop.

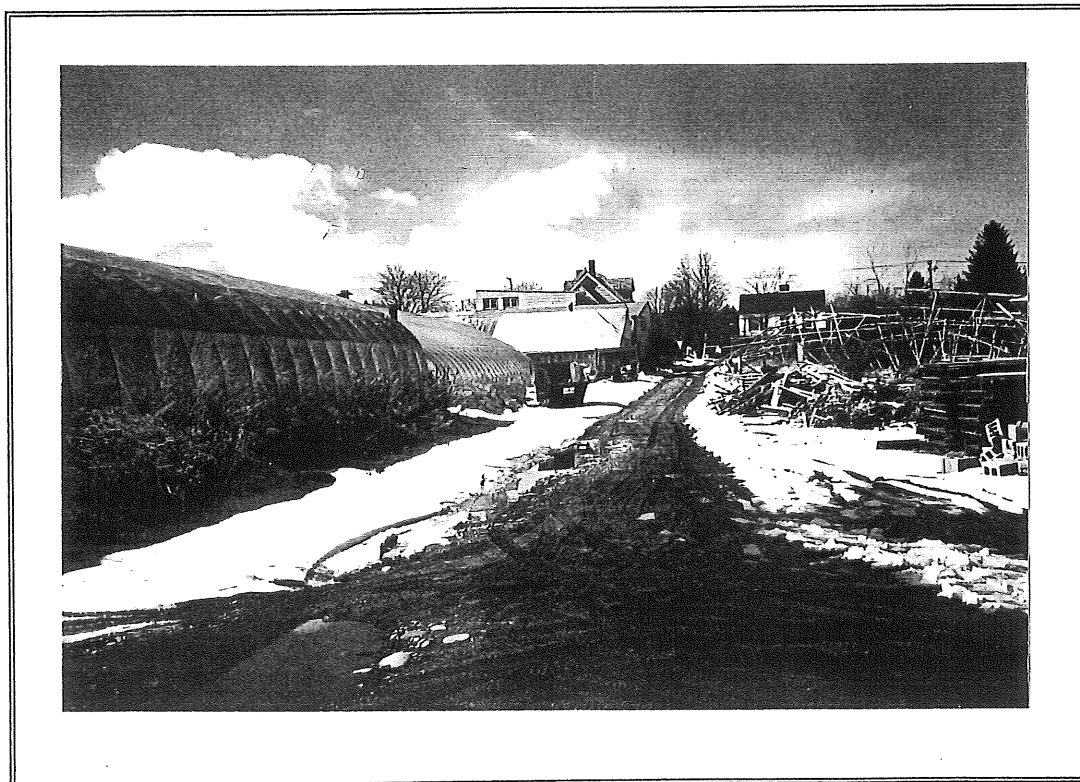


6. Florist shop and greenhouse #1, looking southeasterly.

SUBJECT PHOTOGRAPHS



7. Overall view of greenhouse complex, looking easterly.



8. East side of the greenhouse complex, looking north toward the street.

065222

Quit-Claim Deed  
With Covenant

KNOW ALL MEN BY THESE PRESENTS, THAT ROAK'S SEVEN ACRE GREENHOUSES, INC., a Maine corporation located at Portland, Maine, in consideration of One Dollar and other valuable considerations paid by CHEVERUS HIGH SCHOOL, a Maine corporation located at Portland, Maine, with a mailing address of 267 Ocean Avenue, Portland, Maine 04103, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said CHEVERUS HIGH SCHOOL, its successors and assigns forever, certain lots or parcels of land, together with the buildings and improvements thereon, situated in said City of Portland, County of Cumberland and State of Maine, as more particularly described on Schedule A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said CHEVERUS HIGH SCHOOL, its successors and assigns forever.

AND the said ROAK'S SEVEN ACRE GREENHOUSES, INC. does covenant with the said CHEVERUS HIGH SCHOOL, its successors and assigns, that it will warrant and forever defend the premises to it the said CHEVERUS HIGH SCHOOL, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it, except as aforesaid.

IN WITNESS WHEREOF, the said ROAK'S SEVEN ACRE GREENHOUSES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Leigh A. Roak, its Vice President, thereunto duly authorized this 31st day of October, 1997.

Signed, Sealed and Delivered  
in presence of

ROAK'S SEVEN ACRE GREENHOUSES, INC.

By Leigh A. Roak  
Leigh A. Roak  
Its Vice President

STATE OF MAINE  
Cumberland, ss.

October 31, 1997

Then personally appeared the above named Leigh A. Roak, Vice President of ROAK'S SEVEN ACRE GREENHOUSES, INC., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

*Peter B. Webster*  
Notary Public

PETER B. WEBSTER  
Print or Type Name

My Commission Expires: 11/9/00

SEAL



## SCHEDULE A

A certain lot or parcel of land situated in said City of Portland on the southeasterly side of Ocean Avenue, and with the buildings thereon, containing about two (2) acres and being the same premises which were conveyed to George H. Crocker in two parcels, the first by Henry H. Rowe by deed dated May 22, 1856, and recorded in Cumberland County Registry of Deeds in Book 273, Page 202, and the second by Zelia Hopkins by deed dated May 23, 1856, and recorded in said Registry of Deeds in Book 273, Page 206, to which deeds reference may be had for a more particular description of the premises herein conveyed.

ALSO ONE other certain lot or parcel of land situated in said City of Portland on the southerly side of Ocean Avenue and bounded and described as follows:

Beginning at a point on the southerly side line of said Ocean Avenue at the northeasterly corner of land formerly of Linwood B. Miller and then running southeasterly on line of said Miller land to the center of a creek or brook called "Berry's Brook"; thence northerly along the center of said brook to the southeasterly corner of another lot of land now or formerly of Edward P. Hamilton, conveyed to him by Marion S. Goding by deed dated June 4, 1918, recorded in said Registry in Book 1008, Page 398; thence southwesterly on line of said Hamilton's land to an iron post named in the deed from said Goding to said Hamilton above referred to, being three hundred (300) feet from said Ocean Avenue; thence northwesterly on line of said Hamilton's land to an iron stake in the southerly side of Ocean Avenue; thence southwesterly by said Ocean Avenue one hundred fifty (150) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Roak's Seven Acre Greenhouses, Inc. by deed of Raymond L. Roak and Hilda Roak dated July 24, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3718, Page 65.

RECEIVED  
RECORDED REGISTRY OF DEEDS

1997 OCT 31 AM 11:14

CUMBERLAND COUNTY

*John B. O'Brien*

KIDDER BUILDING & WRECKING, INC.

247 Main Street
PLAISTOW, NEW HAMPSHIRE 03865
(603) 382-1422 FAX: (603) 382-3697

ATTN: MIKE KOMICH

Table with 4 columns: PROPOSAL SUBMITTED TO, STREET, CITY, STATE AND ZIP CODE, ARCHITECT, PHONE, FAX, DATE, JOB NAME, JOB LOCATION, DATE OF PLANS, JOB PHONE.

We hereby submit specifications and estimates for:

DEMOLITION & REMOVE HOUSE, SHEDS AND GREENHOUSES INCLUDING (2) BOILERS AND CHIMNEY.

BREAK UP CONCRETE PUT IN CELLAR HOLES AND CAP WITH CLEAN FILL.

NOT RESPONSIBLE FOR CUTTING, CAPPING, AND/OR RELOCATION OF UTILITIES.

ALL PERMITS TO BE OBTAINED BY GC/OWNER.

PRICE BASED ON SALVAGE UNLESS OTHERWISE NOTED.

ALL ASBESTOS SIDING REMOVAL BY OWNER.

\*\*NOTE\*\*

IF JOB GOES WITH WITH HANSON HOUSE DISCOUNT \$1500.00

\*\*PLEASE NOTE PROPOSAL REVISED DATED 12/03/97\*\*

KIDDER NOT RESPONSIBLE FOR REMOVAL OF ANY HAZARDOUS WASTE UNLESS NOTED ABOVE

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: SEVENTEEN-THOUSAND-NINE-HUNDRED...00/100 dollars (\$ 17,900.00).

Payment to be made as follows:

PAYMENT TERMS TO BE NEGOTIATED PRIOR TO START OF JOB.

IF PROPOSAL IS ACCEPTED, PLEASE SIGN AND RETURN COPY. THANK YOU.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature [Signature]

Note: This proposal may be withdrawn by us if not accepted within \_\_\_ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

# NEW MEADOWS ABATEMENT, INC.

Specializing in Asbestos Removal

P. O. Box 227, Bath, Maine 04530 • (207) 443-1071

December 18, 1997

Mike Komich  
Cheverus High School  
267 Ocean Avenue  
Portland, Maine 04103

*See page 2 for estimate*

Dear Mike,

Thank you for the opportunity to supply the Roman Catholic Diocese of Portland budgetary figures for asbestos abatement at the Cheverus Residence Building on Ocean Avenue in Portland, Maine. Site visits, original drawings, proposed floor plans, and the Asbestos Materials Listing were used to determine the estimated costs.

In the basement, many walls need to be demolished and the floor tile and/or ceiling tiles on either side must be abated. A small amount of asbestos on fittings appears to be in the way of renovation also.

On the first floor, the major impact on the renovations is the ceiling material in the Chapel. There are some other smaller areas of vinyl asbestos tile that may be impacted plus the acoustical tile in the confessionals.

On the second floor, the bathroom/wash areas associated with each residence room will need the vinyl asbestos tile removed. The two large shower rooms will need the asbestos fittings removed and perhaps the vinyl asbestos tile in the janitors closets and storage room.

The estimated costs for the asbestos abatement on the three floors of the Residence Building is as follows:

Basement:

In way of renovation: \$25,000.00

Complete asbestos removal: \$45,000.00

First Floor:

In way of renovation: \$18,000.00

Complete asbestos removal: \$20,000.00

Mr. Komich  
Page 2  
December 17, 1997

Second Floor:

In way of renovation: \$15,000.00

Complete asbestos removal: \$20,000.00

Also, the buildings adjacent to the parking lot (Roaks) have asbestos siding on most exterior walls. The cost for the removal and disposal of the asbestos siding is \$3,500.00.

I hope these budgetary cost estimates are adequate for your immediate needs. If and when the project becomes reality we can go back to the building with more detailed plans and specifications and fine tune the costs associated with the asbestos abatement.

Sincerely,



Richard F. Giberson

RFG/sab



*State of Maine*  
 Department of Public Safety  
**Construction Permit**



Reviewed  
 for Barrier  
 Free

# 10827

Not Sprinkled

150-F-002

**CHEVERUS HIGH SCHOOL PHASE I RENOVATIONS**

Located at: 267 OCEAN AVENUE  
**PORTLAND**  
 Occupancy/Use: EDUCATIONAL

**Permission is hereby given to:**

MICHAEL KOMICH, BUS. MGR.

267 OCEAN AVE.  
 PORTLAND, ME 04103

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be madewithout prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

*This permit will expire at midnight on the 14th of Novemb 2000*

Dated the 15th day of May A.D. 2000

Commissioner

Fee: \$150.00  
 \$150.00

**Copy-3 Code Enforcement Officer**

Comments:

Code Enforcement Officer  
 PORTLAND, ME



**CITY OF PORTLAND**

September 1, 1998

Mr. Michael Komich  
Cheverus High School  
267 Ocean Avenue  
Portland ME 04103

RE: Cheverus High School Parking Lot; 311 Ocean Avenue

Dear Mr. Komich:

This letter is to confirm that the Portland Planning Authority has reviewed and approved a site plan for a parking lot on the former site of Roak's Seven Acre Greenhouses. The approval is subject to the following conditions:

- i. The parking lot is approved as a temporary parking lot. Approval of the parking lot shall lapse on September 1, 1999 unless the approval is extended in writing by the Planning Authority.
- ii. No school busses shall be parked within the parking lot.
- iii. The surface of the parking lot shall not be repaved nor striped.
- iv. The sewer line from the Roak's facility shall be sealed in accordance with City of Portland Public Works standards.

If there are any questions, please call me.

Sincerely,

Joseph E. Gray, Jr. (CRK)  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File

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DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)  
**PERMIT BY RULE NOTIFICATION FORM**  
 (For use with DEP Regulation, Chapter 305)

156-F-002

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Name of Applicant: <i>Cheverus High School</i>		Name of Owner: <i>Same</i>	
Mailing Address: <i>267 Ocean Ave</i>		Town/City: <i>Portland</i>	
State: <i>ME</i>	Zip Code: <i>04103</i>	Daytime Telephone No. (include area code): <i>(207) 774-6238</i>	
Name of Wetland, Water Body or Stream: <i>Berry Brook (Smith Brook)</i>			
Detailed Directions to Site: <i>Adjacent to 267 Ocean Avenue</i>			
Town/City: <i>Portland</i>	Map #: <i>156</i>	Lot #: <i>2</i>	County: <i>Cumberland</i>
Description of Project: <i>grass rectangular playing field</i>			
Part of a larger project?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

(CHECK ONE) This project: does  does not  involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Soil Disturbance     | <input type="checkbox"/> Sec. (8) Shoreline stabilization                         | <input type="checkbox"/> Sec. (14) Piers, Wharves & Pilings   |
| <input type="checkbox"/> Sec. (3) Intake Pipes                    | <input type="checkbox"/> Sec. (9) Utility Crossing                                | <input type="checkbox"/> Sec. (15) Public Boat Ramps          |
| <input type="checkbox"/> Sec. (4) Replacement of Structures       | <input type="checkbox"/> Sec. (10) Stream Crossing                                | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED                        | <input type="checkbox"/> Sec. (11) State Transportation Facilities                | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas                   | <input type="checkbox"/> Sec. (18) Maintenance Dredging       |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                   | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement |   |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach** a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: <i>John W. Keegan, Jr. President</i>	Date: <i>Oct 5 1999</i>
--	-------------------------

**Keep the bottom copy as a record of permit.** Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP  
 STATE HOUSE STATION 17  
 AUGUSTA, ME 04333-0017  
 (207)287-2111

PORTLAND DEP  
 312 CANCO ROAD  
 PORTLAND, ME 04103  
 (207)822-6300

BANGOR DEP  
 106 HOGAN ROAD  
 BANGOR, ME 04401  
 (207)941-4570

PRESQUE ISLE DEP  
 1235 CENTRAL DRIVE  
 PRESQUE ISLE, ME 04769  
 (207)764-0477

OFFICE USE ONLY	CK.#	Date	Staff <i>DPH</i>	Staff	After Photos
PBR #	FP		Acc. Date <i>10/6/99</i>	Def. Date	

156-f-002

Planning & Urban Development

Joseph E. Gray Jr.  
Director



**CITY OF PORTLAND**

September 1, 1998

Mr. Michael Komich  
Cheverus High School  
267 Ocean Avenue  
Portland ME 04103

RE: Cheverus High School Parking Lot; 311 Ocean Avenue

Dear Mr. Komich:

*File*

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Sincerely,

*Joseph E. Gray Jr.*

Joseph E. Gray, Jr. (CRK)  
Director of Planning and Urban Development

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- Richard Knowland, Senior Planner
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